

To: Richard Chmiel
Chmiel Architects

From: Stantec Consulting Ltd.
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Ottawa On K2C 3G4

Project/File: 160402244

Date: November 26, 2025

**Reference: Zoning Confirmation Report
91-93 Holland Avenue, Ottawa**

The following Zoning Confirmation Report has been prepared based on the Concept Plan and supporting drawings prepared by Chmiel Architects dated October 22, 2025.

1 Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	Revision 1: October 10, 2025	Official Plan Designation	Inner Urban Transect (Schedule B1) Hub (Schedule B6) Minor Corridor (Schedule B6)
Municipal Address:	91-93 Holland Avenue, Ottawa	Legal Description:	Lot 1539 and Part of Lot 1537, Registered Plan 157, City of Ottawa PINs 04035 – 0013 & 04035 – 0012

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Scope of Work:	The subject properties are owned by Nicholson and Gluckstein Lawyers (the “owner”), who are proposing the construction of a 9-storey mid-rise mixed-use building. The development will primarily consist of residential units, with the ground floor accommodating a single commercial unit.		
Existing Zoning Code:	Mixed-Use Centre (MC16 H(20))	By-law Number:	2008-250
Proposed Zoning Code:	Mixed-Use Centre (MC16) – no change to zone		
Schedule 1/1A Area:	Area B: (Inner Urban) (Schedule 1) Area Z: Near Major LRT Stations (Schedule 1A)	Overlays Applicable:	None

B. Zoning Review			
Proposed Zone/Subzone:	Mixed-Use Centre Zone		
Principal Land Use:	Apartment, mid rise: 9-storey Dwelling units: 50 units Commercial (Ground Floor) GFA: 90.64 m ²		
Zoning Provisions	Required	Proposed	Compliant
Lot Width:	No minimum	Lot width and lot area to be determined based on land division	✓
Lot Area:	No minimum		✓
Front Yard Setback: (other cases)	GF – 2.0 m	GF – 2.0 m	✓
	Above 3 rd floor – 2.0 m from a wall facing the front lot line	Floor 4 – 9 – 3.0 m	✓

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Interior Side Yard Setback: (other cases)	No minimum	0.2 m on south and 0.1 m on North	✓
Rear Yard Setback: (other cases)	Floor 1 – 3 – 3.0 m	Floor 1 – 3 – 5.1 m	✓
	Floor 4 – 9 – 7.5 m	Proposed Amendment: Floor 4 – 9 – 7.1 m	No
Building Height (maximum):	20 m	Proposed Amendment: 27.65 m	No
Floor Space Index (FSI)	No maximum	N/A	✓
Accessory Buildings Section 55	N/A	No new accessory buildings are proposed at the time of this zoning application.	✓
Minimum width of landscaped area	N/A	N/A	✓
Parking, Queuing, and Loading Provisions			
Parking Zone Calculation Rates:	Area Z: Inner Urban (Schedule 1A)		
Minimum Parking Rates Section 101			
Apartment, mid-high rise:	(2) Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided under this section.		✓
Minimum Visitor Parking Space Rates Section 102			
Apartment dwelling, low-rise or mid high-rise:	0.1 per dwelling unit, less 12 units (50 - 12) × 0.1 = 3.8 (4)	4	✓

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Tandem Parking: Section 105 and 106	In the case of an apartment building, mid – high rise and low rise and stacked dwelling, where a dwelling unit has a driveway accessing its own required parking space, additional required parking may be located in tandem in the driveway.	NA	✓
Parking Space Dimension Section 106	(1) Any motor vehicle parking space must be: (a) At least 2.6m wide (b) Not more than 3.1m wide (c) At least 5.2m long	Meets requirements see Level P1 Floor Plan (submitted to UDRP on October 23, 2025)	✓
Driveway Width: Section 107	(1.a) A driveway providing access to a parking lot or parking garage must have a minimum width of; (iii) in the case of a parking garage, 6.0 metres for a double traffic lane.		✓
Location of Parking: Section 109	In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (By-law 2017 302) (a) in a required front yard; (b) in a required corner side yard; or (c) in the extension of a required corner side yard into a rear yard.		✓
Landscape Provisions for Parking Lots: Section 110	N/A		✓
Loading Space Rates Section 113	Residential uses – None required		✓
Amenity Area Section 137	Apartment Building, mid high rise		✓
Bicycle Parking Rates Section 111			

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Apartment, mid-rise:	0.50 per dwelling unit 50 × 0.5 = 25	41	✓
Amenity Areas Section 137 Apartment Building, mid high rise and	6 m ² per dwelling unit, and 10% of the gross floor area of each rooming unit Total Amenity Area - 6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit – 6 x 50 = 300 m ² Communal Amenity Area - A minimum of 50% of the required total amenity area – 0.5 x 300 = 150 m ²	Minimum Total Amenity Area – 435.6 m ² Minimum Communal Amenity Area – 181.52 m ²	✓

2 Zoning Confirmation Report Draft List of Requested Relief

2.1 Mixed-Use Centre Subzone 16 (MC16 [XXXX]) Zone

The following provisions would be added to a site-specific urban exception applicable to all lands zones MC16, [XXXX]:

Proposed Site-Specific Provision	Superseded Zoning By-law Section	Explanation
Maximum Building Height: 27.65 m	Maximum Building Height: 20 m	Increase maximum building height to accommodate proposed 9-storey proposal.
Minimum rear yard setback for storeys 4 to 8 of a building: 7.1 m	Minimum rear yard setback for storeys 4 to 8 of a building: 7.5 m	To permit reduced rear yard setback of 7.1 meters, whereas the By-law a requires a minimum rear yard setback of 7.5 metres for storeys 4 to 8 of a building.